



New Castle County Department of Land Use



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LAND USE GENERAL MANAGER**

2nd Set of UDC Updates



Process



and Site Design

UDC Update – Administrative Review



- What requires a Resubdivision Plan submission?
- How can this be better clarified / streamlined?
- What can be handled with a Record Plan modification?

Typos

Missing bearings and distances

Correcting surveying omissions

Adjustment to phasing lines

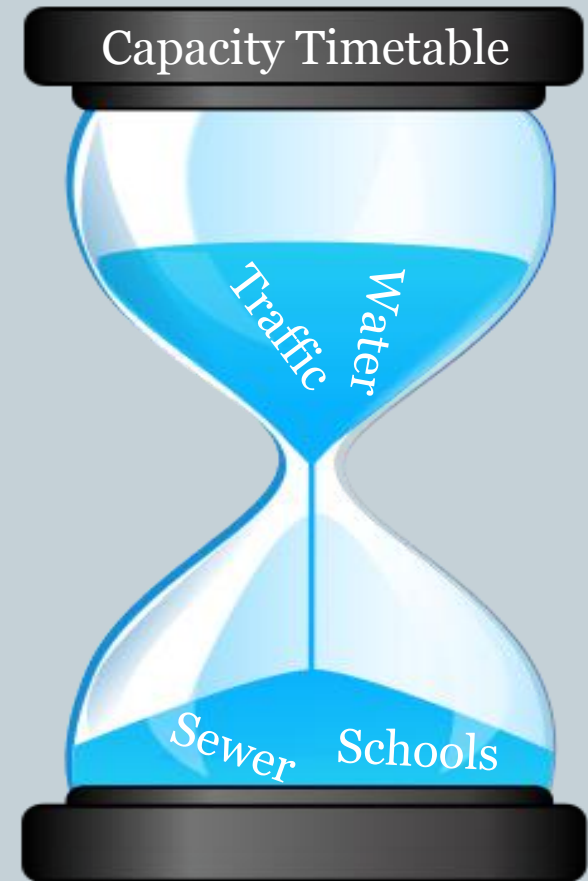
Plan note corrections

Establish or eliminate easements

UDC Update - Sunsetting



- How long should a plan remain active?
- What is the mechanism for releasing capacity commitments?
- How to relinquish approved GFA or lot lines established by record plan?
- What is the timetable relinquishing capacities?



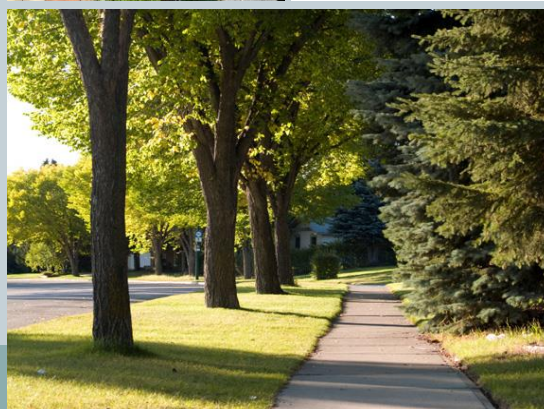
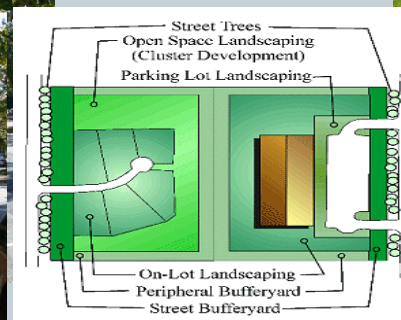
UDC Update – Site Design



Landscaping

Provide flexibility in design and landscape standards

- Site design
- Buffering vs. Aesthetics



UDC Update – Site Design

Parking:

- New ratios
- Increased landscaping
- Multi-modal integration
- Parking lot location
- Efficiencies
 - Joint/sharing agreements
 - On-street vs. Off-street

Drive-Through:

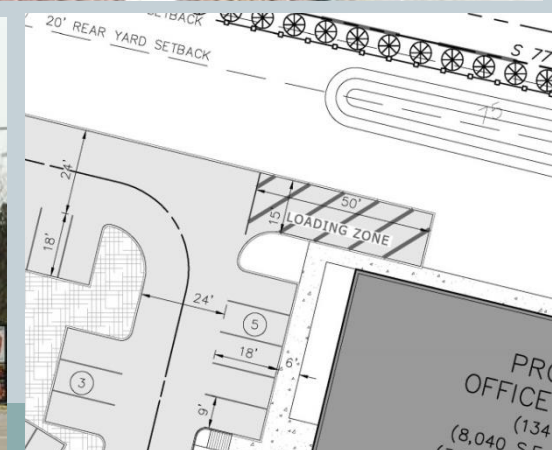
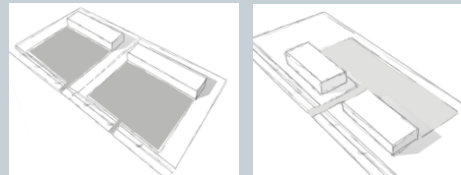
- Stacking and drive aisle length
- Increased landscaping

Loading Zone:

- Design flexibility
- Need

Benefits:

- Design flexibility
- Environmental
- Accessibility
- Response to market needs
- Reduce BOA applications



UDC Update (Process and Site Design)– what is next



- Public workshop June 28, 2017
- Ordinance(s) drafted July 2017
- Ordinance(s) Introduced by County Council July-August 2017
- Planning Board Hearing October 2017
- County Council Hearing and Vote November 2017
- County Executive approval December 2017